

PARTICULARS,

AND

CONDITIONS OF SALE,

OF A VALUABLE AND MOST DESIRABLE

FREEHOLD ESTATE,

IN THE COUNTY OF ESSEX,

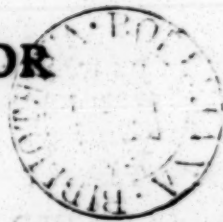
Situate One Mile from ROMFORD, and Thirteen from LONDON;

CONSISTING OF

THE MANOR OR REPUTED MANOR

OF

GIDEA HALL;



A Very Elegant and Capital MANSION, called ~~GIDEA~~-HALL,

WITH ALL CONVENIENT ATTACHED AND DETACHED OFFICES,

BEAUTIFUL LAWNS, PLANTATIONS, PLEASURE-GROUNDS, GARDENS, AND FISH-PONDS,
AND SEVERAL SURROUNDING RICH MEADOWS;

CONTAINING, IN THE WHOLE,

One Hundred and Seventy-nine Acres of rich Land,

All lying perfectly compact, in a Ring Fence,

And forming one of the MOST COMPLETE RESIDENCES in the Vicinity of LONDON;

WHICH WILL BE SOLD BY AUCTION,

BY

MR YOUNG,

At Garraway's Coffee-house, 'Change-Alley, Cornhill, LONDON,

On WEDNESDAY the 2d Day of AUGUST, 1797, at Twelve o'Clock,

IN ONE LOT.

May be viewed with Tickets from Mr. YOUNG, N^o 58, Chancery-lane; of whom printed Particulars may
be had, and where a Plan may be seen:

Also at the Unicorn, Hare-Street; Cock, Romford; Crown, Brentwood; Black Boy, Chelmsford;
and at Garraway's.

. Mr. LOXLEY, at Hare-Street, will shew the Estate.

P A R T I C U L A R S, &c.

A SUPERB and CAPITAL BRICK MANSION, called *GIDEA HALL*, fitted up with great Neatness and Elegance, comprising all the necessary Apartments for a large Family.

The GROUND FLOOR consists of an Eating-Room, 28 Feet 7 Inches by 20 Feet 6; an elegant Drawing-Room, 35 Feet 4 by 21 Feet 6, with painted Cieling, superb Marble Chimney-Piece and Bow-Window, and circular End; a Library, 32 Feet 4 by 21 Feet 6, with a Bow Window and circular End; a Dressing-Room adjoining; Two Breakfast-Parlours, and a large Closet adjoining; Two handsome Bed-Rooms, with Two Dressing-Rooms; a spacious Hall, paved with Marble; a principal handsome Staircase, a Stone Back-Stairs, and Two private Staircases.

The FIRST FLOOR contains an elegant Lady's Dressing-Room; a Billiard-Room; Two Bed-Rooms, with Two Dressing-Rooms to each; Two Bed-Rooms with Dressing-Rooms, and Two other Bed-Rooms.

The UPPER STORY contains a Nursery of Four Rooms, Ten other Bed-Rooms, and Two Closets.

The ATTACHED OFFICES consist of a large Kitchen, well fitted up; Housekeeper's Room, Servants' Hall, Butler's Pantry, Larder, Scullery, China Closet, and Four other Rooms; with most excellent and spacious dry Cellaring and Wine Vaults, Water Closet, &c.

The DETACHED OFFICES consist of a Brewhouse and Wash-house, Laundry, and Bed-Rooms over for Maid-Servants; a Larder, a Still-Room, a Dog-Kennel, a Dairy, and Boiling-house, an Ice-house, a Dove-Cote, good Stabling for 2½ Horses, and Standing for Six Carriages, all lofted over, with Saddle-Rooms, and Bed-Rooms for Men-Servants; a Court-Yard paved, a Drying-Yard, a Fowl-Yard, with suitable Buildings; a large Farm-Yard; a Cow-house lofted over, with Calf-Pens; a capital Granary, and Cart-Shed under; a Chaff-house, Stabling for Eight Horses, and Two Carpenters Shops; also a good Barn, a large Hay-Barn, with a Farm-Yard in the Fields.

The House and Offices are all well supplied with remarkable fine Water by an Engine.

The GARDEN contains about Three Acres and a Half; is mostly walled in, and planted with the choicest Fruit-Trees, including a Melon-Ground walled in, and a small Hot-house or Pinery. The Pleasure-Grounds and Lawns are beautifully laid out, and intersected with remarkably dry Gravel-Walks, ornamented with Plantations and Groves of lofty Timber; and several large Canals, well stocked with Fish; a Cold Bath, well supplied from a fine Spring; a large Green-house, with a Steward's Office, and other Rooms adjoining, and various other Offices.

N. B. There are Three Pews belonging to this House in *Romford Church*.

I N H A N D.

No		A. R. P.		
		A.	R.	P.
1	The House, Offices, Yards, Bowling-Green, and Wilderneys	16	3	0
2	Shrubbery and Ponds	—	—	—
3	Garden	—	—	—
4	Kitchen-Garden Field	—	—	—
5	Vineyard	—	—	—
6	Canal in ditto	—	—	—
7	Formerly Ozier Ground and Ponds	—	—	—
8	Ox Leys	—	—	—
9	Shrubbery and Canal adjoining	—	—	—
12	Canal	—	—	—
13	Gidea-Hall Field (and Pond	1	3	16)
14	Plantation	—	—	—
16	Plantation adjoining the Leasehold	—	—	—
17	Part of Plantation	—	—	—
19	First Eastlands	—	—	—
20	Part of the Park, as proposed to be fenced off	—	—	—
		156	3	27
		Carried over		

A. R. P.
Brought over 156 3 27

Lands let from Year to Year to Mr. Loxley, at 41l. 10s.—viz.

					A.	R.	P.
N ^o 15 ^c	Part of Hoppit	—	—	—	0	3	27
18	Part of Home Field, as proposed to be fenced off	—	—	—	3	2	37
10	Water-house Field	—	—	—	2	3	2
11	Dog-kennel Field and Plantation	—	—	—	13	1	17
						20	3 3
	Four Houses in <i>Hare-Street</i> , with a Wheeler's Shop, Barn, and Garden; let on Lease to <i>D. Partridge</i> , for 61 Years from Midsummer 1749, at £.15 a Year.						
	Houses and Gardens	—	—	—	0	1	20
15 ^a	Plantation (in hand)	—	—	—	0	1	28
15 ^b	Part of Hoppit (let to Mr. Loxley)	—	—	—	0	2	24
						1	1 32

N. B. *The Proprietor has an Under-Lease of the Plantation in hand, N^o 15^a, and the Hoppit, N^o 15^b, during the whole Term, at 51l. 10s. a Year, so that the clear Rent received is only 91l. 10s.*

Total 179 0 22

This ESTATE may justly be said to form one of the most complete and desirable RESIDENCES in the Vicinity of London.—The Mansion-House is elegantly fitted up, and the Whole in most complete Repair, and fit for the immediate Reception of a large Family.

The Vendor to be at the Expence of fencing off the Estate now sold, from the Residue of the Property, before the 1st of January 1798, with a good Oak-Pale Fence, 5 Feet high; but such Fence in future to be kept in repair by the Purchaser, who is not to have any Road or Way through or over the Field called Second Eastlands, or any other Part of the Gidea-Hall Estate.

If the Purchaser wishes to buy the Remainder of the Land in hand, as also the two Pieces of Land let at Will to Mr. Loxley, being in the Whole 97 Acres, 1 Rood, and 13 Perches, and shall give notice to Mr. Young of such his Wish, in Writing, within 14 Days after this Sale, he may be accommodated with the same, at such Price as two Persons (one to be named by the Purchaser, and the other by the Vendor) shall fix to be fair and reasonable, by their Award, to be delivered in Writing before the 21st Day of August 1797; and, in case of their Difference in Opinion, then by such Umpire as they shall appoint—provided that such Determination be made by such Umpire before the 21st Day of September, 1797.—The Purchase of such 97 Acres, 1 Rood, and 13 Perches, to be completed at the same Time, and in the same Manner, as the Purchase of the Estate now offered for Sale is to be completed.

This Estate pays a Quit-Rent of £.8 os. 8d. to the King's Manor of *Hawering Atte-Bower*.

The Fixtures to be paid for at a fair Valuation.

The Purchaser may be accommodated with the Hay and Farming Stock, and also with Part of the Furniture, at a fair Valuation, if desired.

CONDITIONS OF SALE.

- I. THE highest Bidder to be the Purchaser; and if any Dispute arise between two or more Bidders, the Estate to be put up again, and re-sold.
 - II. No Person to advance less than £.10 at each Bidding.
 - III. The Purchaser to pay down immediately to Mr. YOUNG, a Deposit of £.10 per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 29th Day of September, 1797, on having a good Title, at the Expence of the Vendor.
 - IV. The Purchaser to have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchase-Money, according to the Third Condition; and to be entitled to the Possession of the Parts not let, and to the Rents and Profits of the Parts let, from the Time of completing the Purchase; to which Time all Outgoings will be cleared.
 - V. The Purchaser to take the Timber-Trees and Saplings, down to 1s. 6d. per Stick, and that inclusive, at a fair Valuation; such Valuation to be made by two proper Persons, one to be appointed by the Seller, and the other by the Purchaser, or their Umpire, on or before the 29th Day of September, 1797; and the Amount to be paid on completing the Contract for the Estate.
 - VI. There being a Duty on all Sales of Estates, of Sixpence in the Pound, to be levied on the Buyer or Seller, as may be thought most proper; the Estate contained in this Particular is to be sold, subject to the Seller's paying one Moiety of the said Tax, and the Buyer the other, exclusive of the Sum the said Estate shall sell for.
- Lastly, If the Purchaser shall neglect or fail to comply with the above Conditions, the Deposit-Money to be forfeited; the Proprietor to be at full Liberty to re-sell the said Estate; and the Deficiency, if any there shall be by such second Sale, together with all Charges attending the same, shall be made good by the Defaulter at this present Sale.*

2d Aug 6, 1797.

PARTICULARS

OF

GIDEA HALL,

IN THE COUNTY OF ESSEX.